



12 South Center Street  
Bensenville, IL 60006

Office: 630.350.3404  
Fax: 630.350.3438  
[www.bensenville.il.us](http://www.bensenville.il.us)

## VILLAGE BOARD

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August 24, 2021

Ms. Sue Enright  
65 West Jackson Blvd., Suite 125  
Chicago, Illinois 60604

Re: August 23, 2021 FOIA Request

Dear Ms. Enright:

I am pleased to help you with your August 23, 2021 Freedom of Information Act ("FOIA"). The Village of Bensenville received your request on August 23, 2021. You requested copies of the items indicated below:

*"Is there any plan in the works for the former animal hospital at 1032 West Irving Park Road? I am to determine if the recent purchase was for redevelopment and if so for what purpose?"*

After a search of Village files, the following documents are enclosed to fulfill your request:

- 1) Village of Bensenville Permit No. 10695. (12 pgs.)

These are all of the documents that can be discovered responsive to your request.


Section 7(1)(K) of FOIA provided that architects' plans, engineers' technical submissions, and other construction related or developed in whole or in part with public funds and the same of projects constructed or developed with public funds, including but not limited to power generating and distribution stations and other transmission and distribution facilities, water treatment facilities, airport facilities, sports stadiums, convention centers, and all government owned, operated or occupied buildings, but only to the extent that disclosure would comprise security are exempt from disclosure. Consequently, drawings have been redacted from the records being provided.

Section 7(1)(b) of FOIA provided that "private information" is exempt from disclosure. "Private information" is defined in FOIA as, "unique identifiers, including a person's social security number, driver's license number, employee identification number, biometric identifiers, personal financial information, passwords, or other access codes, medical records, home or personal telephone numbers, and personal email addresses. Private information also includes home address and personal license plates, except as otherwise provided by law or when complied without possibility of attribution to any person." 5ILCS 140/2(c-5). Consequently, certain identifiers have been redacted from the records being provided.

Pursuant to Section 9 of the FOIA, 5 ILCS 140/9, I am required to advise you that I, the undersigned Freedom of Information Officer, reviewed and made the foregoing determination to deny a portion of your FOIA Request as indicated. Should you believe that this Response constitutes an improper denial of your request, you may appeal such by filing a request for review within sixty (60) days of the date of this letter with the Public Access Counselor of the Illinois Attorney General's Office, Public Access Bureau, 500 South Second Street, Springfield, Illinois 62706; telephone 1-887-299-FOIA; e-mail: [publicaccess@atg.state.il.us](mailto:publicaccess@atg.state.il.us). You may also have a right of judicial review of the denial under Section 11 of FOIA, 5 ILCS 140/11.

Do not hesitate to contact me if you have any questions or concerns in connection with this response.

Very truly yours,

  
Corey Williamsen  
Freedom of Information Officer  
Village of Bensenville

PERMIT APPLICATION

Application Number

10695

CHECK ONE: ☐ RESIDENTIAL ☐ MULTI-RESIDENTIAL ☒ NON-RESIDENTIAL

SITE ADDRESS: 1032W Irving Park Rd Bensenville

UNIT No. 03-14-117-068 P.I.N. C-2

DESCRIPTION OF WORK: Partial Remodel

ZONING DISTRICT: \$45,000 ESTIMATED COST

Name of Business on Site (non-residential):

GENERAL CONTRACTOR: JJ Construction Ent Inc CUSTOMER # 34278

ADDRESS: 17W068 North St CITY, STATE & ZIP: Bensenville IL 60106

PHONE: 773 818 2476 E-MAIL:

IF NECESSARY, ADDITIONAL LICENSED CONTRACTORS MUST COMPLETE & ATTACH LICENSE CERTIFICATE & BOND ON PAGE 2

OWNER AND APPLICANT INFORMATION

No error or omission in either the plans or application in having the work completed in any other manner than that it is compliance with the approved plans and the applicable codes and ordinances of the Village of Bensenville and the State of Illinois. All work shall be completed, inspected and approved as required and no occupancy or use of the space shall be permitted until approved in writing by the Department of Community and Economic Development. The applicant shall be responsible for all fees associated with the instant permit, including but limited to cancellation fees, plan review fees, and re-inspection fees. Understanding the preceding statements, I hereby agree to comply and declare that to the best of my knowledge and belief the information provided is true and accurate.

Applicant's Name (Print): Rafael Jones Applicant's Signature: [Signature] Date: 1/25/21  
Address: 17W068 North St City, State & ZIP: Bensenville IL 60106 Day Time Phone: 773 818 2476

Applicant's Email Address:

Correspondence and escrow refunds can only be completed if the address of the applicant is kept current, which is applicant's responsibility. I hereby authorize the above listed applicant to complete the provisions of the applicable code and ordinances of this permit.

Property Owner's Name (Print): JACEK JAROS Property Owner's Signature: [Signature] Date: [Signature]  
Address: 17W068 North St City, State & ZIP: Bensenville Day Time Phone: [Signature]  
Email Address:

OFFICE USE ONLY

BUILDING INFORMATION

☐ New Construction ☐ Addition  
☐ Alteration ☐ Accessory

Storm-water Permit Required Yes ☐ NO ☐

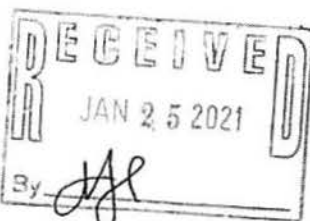
Milestone Dates:

1-25-21 Applied  
4-7-21 Approved  
4-9-21 Issued  
10-9-21 Expires

Fees:

ESCROW \$ 225-  
APPLICATION \$ 400-  
PLAN REVIEW \$ 755-  
INSPECTIONS (16x\$35/\$45) \$ 720-  
OTHER \$  
OTHER \$  
TOTAL FEES DUE \$ 2100<sup>00</sup>

AID BY: DNNER



APPROVED BY: [Signature]

<u>82311</u> SLAB ON GRADE PREPOUR (BI)	Servicewalk Prepour
<u>82312</u> SLAB ON GRADE PREPOUR (BI)	Interior Floor Repair From UG Plumbing
<u>82313</u> UNDERGROUND PLUMBING (PI)	Water Service Piping
<u>82314</u> GAS PIPING (PI)	Pressure Test on Gas Piping
<u>80149</u> ROUGH ELECTRICAL (EI)	
<u>82315</u> ROUGH MECHANICAL (BI)	
<u>80151</u> ROUGH FRAMING (BI)	
<u>82316</u> INSULATION (BI)	
<u>82317</u> LANDSCAPING (ENGI)	
<u>82318</u> FINAL GRADING (ENG)	
<u>80152</u> FINAL PLUMBING (PI)	
<u>80153</u> FINAL ELECTRIC (EI)	
<u>80154</u> FINAL MECHANICAL (BI)	
<u>80155</u> FINAL INSPECTIONS (BI)	
<u>80156</u> FIRE SAFETY (FI)	
<u>80394</u> FIELD VERIFICATION (BI)	Was Completed on 02.23.2021. Will Enter When Issued.

*Ericsson Group Corp.  
275 Denberry Dr.  
Lake Zurich, IL, 60047*

Date: 03/10/2021

**RE: 1032 W Irving Park**

**Bensenville IL 60106**

To Whom It May Concern:

Please be advised that our company has been awarded the Electrical Work at the above address. We intend to do the work that conforms to the requirements and standards of the 2014 National Electrical Code and Village of Bensenville Ordinance. We will be responsible for entire electrical installation including:

**Front Showroom #1**

Remove old receptacles  
Install new wall outlets 6 pcs  
Install 6 ceiling light boxes  
Install 1 ceiling box for alarm  
Install light switches 4 pcs  
Install exit light  
Install fire alarm system dedicated line

**Front Showroom #2**

Remove old receptacles  
Install new wall outlets 8 pcs  
Install 6 ceiling light boxes  
Install 1 ceiling box for alarm  
Install light switches 2 pcs

**Front Showroom #3**

Remove old receptacles  
Install new wall outlets 6 pcs  
Install 6 ceiling light boxes  
Install 1 ceiling box for alarm  
Install light switches 4 pcs  
Install exit light

Our City of Chicago registration number is ECC95219

Respectfully yours,

Maciej Dubrowski  
Ericsson Group Corp.  
*Supervising Electrician*  
(708)945-3071

**T and D Heating and Cooling  
2618 Hessing St  
River Grove, IL 60171  
773 965-2770**

Date: 03/01/2021

RE: 1032 W Irving Park

Bensenville IL 60106

To Whom It May Concern:

Please be advised that our company has been awarded the HVAC Duct Work at the above address. We intend to do the work that conforms to the requirements and standards.

**Front Showroom #1**

**360 SQF**

Install new spiral duct system

**Showroom #2**

**439 SQF**

Install new spiral duct system

**Showroom #3**

**226 SQF**

Install new spiral duct system

**Please note:**

New duct work will be connected to existing furnace and other rooms where no work is performed, will be connected to existing duct system.

Existing furnace: American Standard, model AUE1D140A9601AD, total building size is 2816 SQF

An air balance report is to be provide to the Village before final inspections.

**Total price \$4,500.00**

Respectfully yours,

Tomasz Dziedzic  
T&D Heating and Cooling.

## Plan Revisions #2

1032 W Irving Park Road  
Bensenville, Illinois, 60106

Date: 3/22/2021

Application No. 10695

1. Please see attached plans.
2. Color Scheme for front building elevation is going to be red, gray and white. COMPLETED.
3. Applicable codes: 2015 International Building Code, 2015 International Mechanical Code, 2015 Fuel Gas Code, 2015 International Fire Code, 2018 Illinois Energy Conservation Code, 2014 Illinois Plumbing Code, 2014 National Electrical Code, Illinois Accessibility Code, Village of Bensenville Ordinances.

Comments added to drawings.

4. Windows to be replaced on front elevation of the building with same size, metal frame windows, U- factors will comply with energy codes and will be provided once windows are ordered in. Front door will be replaced with same style and size, metal frame door. Please see attached order form and specification sheet.

UPDATED. Please see attached window specification sheet.

5. Entrance to the building and access will stay the same, we are not changing access route as well. Accessible door will apply to codes.

COMPLETED. NO CHANGE IN ACCESS DOOR.

6. New parapet wall framing will be attached to existing cinder block structure using treated braces attached to cinder block with concrete anchor bolts. Inside of parapet will be finished with same style roof membrane ( TPO), exterior of parapet wall will be finished in siding ( style TBD). COMPLETED

7. Wall/rafter framing cavities to be filled with R-20 faced Insulation, Ceiling framing cavities to be filled with R-20 faced Insulation. All newly constructed walls to be filled with R-20 insulation. ( There is existing 4" Polyiso insulation on the roof). Existing ceiling, wall or floor cavities exposed during construction are required to be filled with insulation. PARTIAL RESPONSE. REVISED.

8. Please see attached drawings and HVAC estimate. Existing HVAC unit will be installed in mechanical room.

9. Please see attached document. ADDRESSED AT THIS TIME.

10. Lux Security ( same company as previous building owner used) to reinstall fire alarm system. Estimate to be provided( attached), they also will apply for a permit.

Will comply with 2015 international fire code.

11. Electrician submitted separate plans and application with the Village. Please see attached drawings and plans.

12. Please see attached specification sheet for light fixtures.

ADDED NEW COMPATIBLE DIMMER FIXTURES.

13. Each light fixture provides 5500 lm ( lumen). There will be 6 light fixtures in each room ( showroom, office area, storage.) giving a total of 33,000 lm ( lumens) per room. There will be occupancy PIR sensor installed in work proposed areas. 3 sensors 1 per room.

Please see attached COMcheck.

14. No additional exterior lightning to be installed.

15. In storage area we are going to keep office documents, material sample handouts, material as , aluminum flashings, boxes of nails, boxes of screws etc, roofing materials as roofing felt, ice and water shield, staples, siding samples, shingle samples.

16. Please see attached drawings. There will be 2 gate openings in the fences with panic hardware.



## Plan Revisions #2

1032 W Irving Park Road  
Bensenville, Illinois, 60106

Date: 3/16/2021

Application No. 10695

**RESUBMITTAL**



1. Please see attached plans.
2. Color Scheme for front building elevation is going to be red, gray and white. COMPLETED.
3. Applicable codes: 2015 International Building Code, 2015 International Mechanical Code, 2015 Fuel Gas Code, 2015 International Fire Code, 2018 Illinois Energy Conservation Code, 2014 Illinois Plumbing Code, 2014 National Electrical Code, Illinois Accessibility Code, Village of Bensenville Ordinances.

Comments added to drawings.

4. Windows to be replaced on front elevation of the building with same size, metal frame windows, U- factors will comply with energy codes and will be provided once windows are ordered in. Front door will be replaced with same style and size, metal frame door. Please see attached order form and specification sheet.

UPDATED. Please see attached window specification sheet.

5. Entrance to the building and access will stay the same, we are not changing access route as well. Accessible door will apply to codes.

COMPLETED. NO CHANGE IN ACCESS DOOR.

6. New parapet wall framing will be attached to existing cinder block structure using treated braces attached to cinder block with concrete anchor bolts. Inside of parapet will be finished with same style roof membrane ( TPO), exterior of parapet wall will be finished in siding ( style TBD). COMPLETED

7. Wall/rafter framing cavities to be filled with R-20 faced Insulation, Ceiling framing cavities to be filled with R-20 faced Insulation. All newly constructed walls to be filled with R-20 insulation. ( There is existing 4" Polyiso insulation on the roof). Existing ceiling, wall or floor cavities exposed during construction are required to be filled with insulation. PARTIAL RESPONSE. REVISED.

8. Please see attached drawings and HVAC estimate. Existing HVAC unit will be installed in mechanical room.

9. Please see attached document. ADDRESSED AT THIS TIME.

10. Lux Security ( same company as previous building owner used) to reinstall fire alarm system. Estimate to be provided( attached), they also will apply for a permit.

Will comply with 2015 international fire code.

11. Electrician submitted separate plans and application with the Village. Please see attached drawings and plans.

12. Please see attached specification sheet for light fixtures.

ADDED NEW COMPATIBLE DIMMER FIXTURES.

13. Each light fixture provides 5500 lm ( lumen). There will be 6 light fixtures in each room ( showroom, office area, storage.) giving a total of 33,000 lm ( lumens) per room. There will be occupancy PIR sensor installed in work proposed areas. 3 sensors 1 per room.

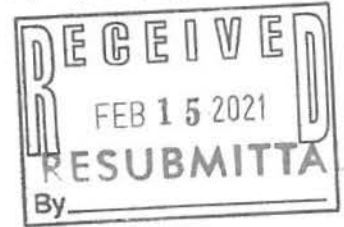
Please see attached COMcheck.

14. No additional exterior lightning to be installed.

15. In storage area we are going to keep light material as , aluminum drip edge flashings, boxes of nails, boxes of screws etc, no spray flammable items or other dangerous items will not be stored .

16. Please see attached drawings. There will be 2 gate openings in the fences with panic hardware.

#10695



## Plan Revisions

1032 W Irving Park Road  
Bensenville, Illinois, 60106

Date: 2/15/2021

Application No. 10695

1. Landscaping work to be started in couple months, separate application will be submitted.
2. Color Scheme for front building elevation is going to be red, gray and white.
3. Applicable codes: 2015 International Building Code, 2015 International Mechanical Code, 2015 Fuel Gas Code, 2015 International Fire Code, 2018 Illinois Energy Conservation Code, 2014 Illinois Plumbing Code, 2014 National Electrical Code, Illinois Accessibility Code, Village of Bensenville Ordinances.
4. Windows to be replaced on front elevation of the building with same size, metal frame windows, U- factors will comply with energy codes and will be provided once windows are ordered in. Front door will be replaced with same style and size, metal frame door. Please see attached order form and specification sheet.

5. Entrance to the building and access will stay the same, we are not changing access route as well. Accessible door will apply to codes.
6. New parapet wall framing will be attached to existing cinder block structure using treated braces attached to cinder block with concrete anchor bolts. Inside of parapet will be finished with same style roof membrane ( TPO), exterior of parapet wall will be finished in siding ( style TBD).
7. Wall/rafter framing cavities to be filled with R-13 faced Insulation, Ceiling framing cavities to be filled with R-19 faced Insulation ( There is existing 4" Polyiso insulation on the roof). Existing ceiling, wall or floor cavities exposed during construction are required to be filled with insulation.
8. HVAC unit to stay the same. We are going to have exposed spiral duct system installed where work is being done. We are waiting for proposal and agreement from a local HVAC company.
9. Please see attached document.
10. Lux Security ( same company as previous building owner used) to reinstall fire alarm system. Estimate to be provided( attached).
11. Electrician submitted separate plans and application with the Village.
12. Please see attached specification sheet for light fixtures.
13. Each light fixture provides 5500 lm ( lumen). There will be 6 light fixtures in each room ( showroom, office area, storage.) giving a total of 33,000 lm ( lumens) per room. There will be occupancy PIR sensor installed in work proposed areas. 3 sensors 1 per room.
14. No additional exterior lightning to be installed.